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## **FULSHEAR PLANNING AND ZONING COMMISSION MINUTES**

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### **1. Call to Order**

*A Regular Meeting of the Planning and Zoning Commission was called to order by Chairman, Derek Einkauf at 8:00 a.m. pm November 9, 2012 in the Fulshear City Hall, 30603 FM 1093, Fulshear, Texas and all citizens were welcomed.*

### **2. Quorum**

*A quorum was present.*

#### *Members Present:*

*Bill Archer*

*Harold Collins*

*Derek Einkauf, Chairman*

*Terry Cozart*

*David Worley, Co-Chairman*

#### *Members Absent:*

*Mike Lavengco*

*Steve Zwick*

*Doug Konopka, Advisory Member*

#### *City Staff Present:*

*D. Gordon Offord, City Secretary*

*Thomas C. Kuykendall, Mayor*

#### *Others Present:*

*Geoff Freeman*

*David Oshman*

*Shannon Purcell*

*Winter Gordon*

*Larry Beustring*

### **3. Citizen's Comments**

*There were no Citizen's Comments.*

### **4. Minutes**

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*A motion was made by Planning and Zoning Member Worley to approve the minutes as submitted. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**5. Consider and take action on Legacy at Cross Creek Ranch/ Section 3/ Final Plat**

*A motion was made by Planning and Zoning Member Collins to approve Legacy at Cross Creek Ranch Section 3 Final Plat subject to comments per City Engineer, David Leyendecker (Chairman Einkauf stated that contour lines are needed). It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**6. Consider and take action on Creek Bend At Cross Creek Ranch/ Section 5/Final Plat**

*A motion was made by Planning and Zoning Member Worley to approve Creek Bend at Cross Creek Ranch Section 5 Final Plat. It was seconded by Planning and Zoning Member Archer. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**7. Consider and take action on Firethorne: British Private Prep School at Firethorne LTD Final Plat**

*A motion was made by Planning and Zoning Member **Archer** to approve Firethorne British Private Prep School Final Plat subject to recommendation(s) by City Engineer, David Leyendecker including clerical changes. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**8. Consider and take action on Churchill Farms Subdivision: Churchill Farms Section 5/Final Plat**

*A motion was made by Planning and Zoning Member Collins to approve Churchill Farms Section 5 Final Plat. It was seconded by Planning and Zoning Member Cozart. The motion was carried by the following vote:*

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*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**9. Consider and take action on Bluebonnet Plaza/Goki Development Preliminary Plat**

*There was approximately a 15-minute discussion between the developer, surveyor (Charlie Kalkomey), and the Planning and Zoning Members regarding the Bluebonnet Plat as to whom should be in charge of the Detention Pond. Chairman Einkauf stated that in other places the law changed where a detention pond has to be under contractual control of an engineering firm and not the development association however, he is not familiar with the requirements by Fort Bend County. Planning and Zoning Member Archer suggested that we seek clarification from the City Attorney. All agreed.*

*A motion was made by Planning and Zoning Member Archer to conditionally approve Bluebonnet Plaza/Goki Development Preliminary Plat subject to review by City Attorney. It was seconded by Planning and Zoning Member Collins. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**10. Consider and take action on Master Signage Plan/ Fulbrook and Fulbrook on Fulshear Creek**

*Planning and Zoning Member Worley stated that the exhibit does not show where the signs will be located nor give any information on whether the signs will be flushed to the ground as required by the city ordinance. Mr. David Oshman, representative for Fulbrook, stated he has no idea of whether all the signs will be flushed with the ground or not. Chairman Einkauf explained that the commission is looking for the details of how the 6'X4' sign will be constructed and its relation to the ground. He stated that what is shown in the exhibit is content and they are not interested in that aspect of the sign. Chairman Einkauf stated that Michelle can provide examples to you.*

*A motion was made by Planning and Zoning Member Archer to table for additional information. It was seconded by Planning and Zoning member Cozart. The motion was carried by the following vote:*

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*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*

**11. Adjourn**

*A motion was made by Planning and Zoning Member Cozart to adjourn. It was seconded by Planning and Zoning Member Worley. The motion was carried by the following vote:*

*Ayes: Planning and Zoning Member Archer, Collins, Cozart, Einkauf, and Worley*

*Nays: None*

*Absent: Planning and Zoning Member Lavengco and Zwick*